| 069.0 | 0003 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 903,600 / 903,600 |
| | | | | | USE VALUE: | 903,600 / 903,600 |
| | | | | | ASSESSED: | 903,600 / 903,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 23 | | DRAPER AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VITTERS DONALD C & BARBARA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 23 DRAPER AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5280.000 | 498,700 | | 404,900 | 903,600 |
| Total Card | 0.121 | 498,700 | | 404,900 | 903,600 |
| Total Parcel | 0.121 | 498,700 | | 404,900 | 903,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.94 /Parcel: 374.94

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 498,700 | 0 | 5,280. | 404,900 | 903,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 484,400 | 0 | 5,280. | 404,900 | 889,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 484,400 | 0 | 5,280. | 404,900 | 889,300 | 889,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 354,000 | 0 | 5,280. | 376,000 | 730,000 | 730,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 354,000 | 0 | 5,280. | 376,000 | 730,000 | 730,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 354,000 | 0 | 5,280. | 329,700 | 683,700 | 683,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 320,900 | 0 | 5,280. | 300,800 | 621,700 | 621,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 303,500 | 0 | 5,280. | 266,100 | 569,600 | 569,600 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5921

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 11879-671 | | 8/24/1970 | | 26,000 | No | No | N | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/2/2013 | 1751 | Redo Kit | 168,300 | O | | | | |
| 8/20/1996 | 402 | Manual | 13,000 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/3/2016 | Meas/Inspect | PT | Paul T |
| 5/15/2014 | External Ins | PC | PHIL C |
| 3/5/2014 | Info Fm Prmt | EMK | Ellen K |
| 1/4/2009 | Meas/Inspect | 294 | PATRIOT |
| 11/6/1999 | Inspected | 266 | PATRIOT |
| 10/7/1999 | Mailer Sent | | |
| 10/7/1999 | Measured | 263 | PATRIOT |
| 7/28/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 44035
GIS Ref:
GIS Ref:
Insp Date: 08/03/16

!5921!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 02:59:43 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/16 | 11:51:39 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 44035 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5280 | | Sq. Ft. | Site | | 0 | 70. | 1.10 | 12 | | | | | | | | | 404,882 | | | | | | 404,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12121 | Total SF/SM: | 5280 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 404,882 | Spl Credit | | Total: | 404,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 60 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.08568466 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 146.553 |
| Other Features: | 110507 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 559041 |
| Depreciation: | 60376 |
| Depreciated Total: | 498664 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 6 | BRs: 4 | Baths: 2 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 4 | |
| Totals | | | |
| 1 | 6 | 4 | |

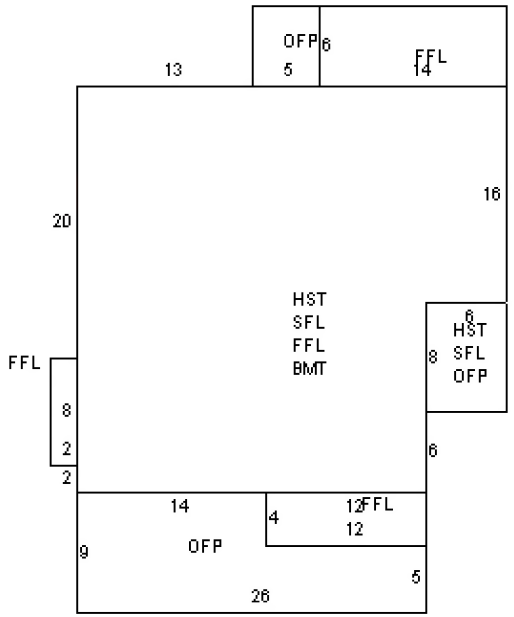
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 161.21 |
| Special Features: | 0 | Val/Su Net: | 140.48 |
| Final Total: | 498700 | Val/Su SzAd | 206.93 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,024 | 146.550 | 150,070 |
| SFL | Second Floor | 924 | 146.550 | 135,415 |
| BMT | Basement | 876 | 43.970 | 38,514 |
| HST | Half Story | 462 | 146.550 | 67,707 |
| OFP | Open Porch | 264 | 22.750 | 6,005 |

Net Sketched Area: 3,550 | Total: 397,711

Size Ad 2410 | Gross Area 4012 | FinArea 2410

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

069.0-0003-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X8 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: